Legislation Details (With Text)

File #:	RES 26-429 **Version:** 1		
Type:	Resolution	**Status:**	Passed
		In control:	City Council
		Final action:	3/18/2026

Title: Approving Ordinance Permit 20240030601 for Sanitary Sewer Infrastructure installed by Snelling-Midway Redevelopment, LLC at the following locations on the United Village Project Site as defined in the “Development Agreement By and Between Housing and Redevelopment Authority and Snelling-Midway Redevelopment, LLC”: on Spruce Tree Avenue from Simpson Street to Pascal Street.

Sponsors: Anika Bowie

Indexes:

Code sections:

Attachments: 1. 20240030601 - Exhibit A - For CC.pdf

Date	Ver.	Action By	Action	Result
3/20/2026	1	Mayor's Office	Signed	
3/18/2026	1	City Council	Adopted	Pass

Approving Ordinance Permit 20240030601 for Sanitary Sewer Infrastructure installed by Snelling-Midway Redevelopment, LLC at the following locations on the United Village Project Site as defined in the “Development Agreement By and Between Housing and Redevelopment Authority and Snelling-Midway Redevelopment, LLC”: on Spruce Tree Avenue from Simpson Street to Pascal Street.

WHEREAS, on August 17, 2016 under Resolution PH 16-239 the Saint Paul City Council adopted the Snelling -Midway Redevelopment Site Master Plan (“Master Plan”), and as amended by Resolution 23-1442 that was adopted by the City Council on September 20, 2023 (as the same may be amended, modified or supplemented from time to time, the “Master Plan”); and

WHEREAS, in 2024 a Development Agreement was entered into by and between Snelling-Midway Redevelopment, LLC (“SMR”) and the City that provides for SMR as the Developer to redevelop the Development Property consistent with the Master Plan and all legal and zoning requirements as contemplated in the Master Plan and City Council RES PH 16-239, as amended by City Council RES 23-1442, with a mixed-use developments and certain Public Infrastructure as defined in the Agreement; and

WHEREAS, in June of 2023 SMR submitted appropriate plans, reports, and exhibits to begin the Site Plan Review process for the United Village (“UV”) project under SPR# 25-010540; and

WHEREAS, Public Works’ Policy “Construction of Public Infrastructure by Private Developers Policy” provides minimum requirements for “…plan review of private developments seeking to install public infrastructure…” in the Public Right-of-Way; and

WHEREAS, the City’s Ordinance Permit Policy and associated Ordinances 122 & 123 provides for installation of improvements completed by SMR on the UV project site; and

WHEREAS, the appropriate City Departments and City subject matter experts reviewed said Plans, Specifications, Reports, and Documents and found same to be in compliance with applicable Codes, Standards, and Policies such that approval was granted by the Department of Safety and Inspections in October of 2024 for the sanitary sewer system for site plan 25-010540; and

WHEREAS, on November 6, 2024 the appropriate Ordinance Permit was issued by the City to the Contractor for the UV project, Mortenson, acting on behalf of the Developer for the purpose of completing certain sanitary sewer infrastructure improvements for The Heights project; and

WHEREAS, with the exception of possible warranty rework resulting from a future inspection(s) prior to the expiration of the warranty period, the SPPA has completed the installation of certain public improvements for Ordinance Permit 20240030601 according to the requirements stated in City Codes, Standards, and Specifications; and

WHEREAS, warranties are assigned per City Codes, Standards, and Specifications; and

WHEREAS, SMR has satisfied the applicable requirements of the Ordinance Permit Acceptance process as required by Codes, Standards, and Policies for the installation of certain public improvements such that a recommendation is made to the City Council that the public infrastructure identified in Ordinance Permit 20240030601 be accepted; now, therefore be it

RESOLVED, that the City Council accepts the infrastructure as so defined in the attached Exhibit A and pursuant to City Codes, Standards, and Specifications for commencement of the warranty period following Council acceptance.